

## Where to from here

- Under the *Local Government Act*, any major land transaction requires the City to prepare a Business Plan. The business plan provides details on issues like the financial implications of the project for the City, the suggested conditions of the lease, how the project relates to the City's strategic plan and how the project will impact on the City's ability to deliver facilities and services.
- The Business plan was advertised for six weeks to allow for community input prior to Council consideration and approved in September 2018.
- Epuron is currently finalising its SMP and preparing a Construction Management Plan (CMP) in accordance with the City and the Auditor's requirements. If/when approved, the revised documents will be made available to the public prior to commencement of construction.
- Details of the lease are now being negotiated in accordance with the terms approved in the Business plan. The DWER must approve the lease and will not do so unless it is satisfied with the Site and Construction management plans.
- The City will not approve construction and cannot execute the lease until the Auditor, DWER and the City are satisfied with the SMP.
- The City is not going to let development proceed unless it is satisfied it is safe to do so.
- During construction and operation the Auditor will ensure Epuron and its contractors comply with all conditions.
- With or without a solar farm, the City will continue monitoring and management activities in accordance with its obligations as a landowner under the Contaminated Sites Act.
- Anyone seeking more information on the project including environmental and planning aspects can do so via the MySayFreo website.

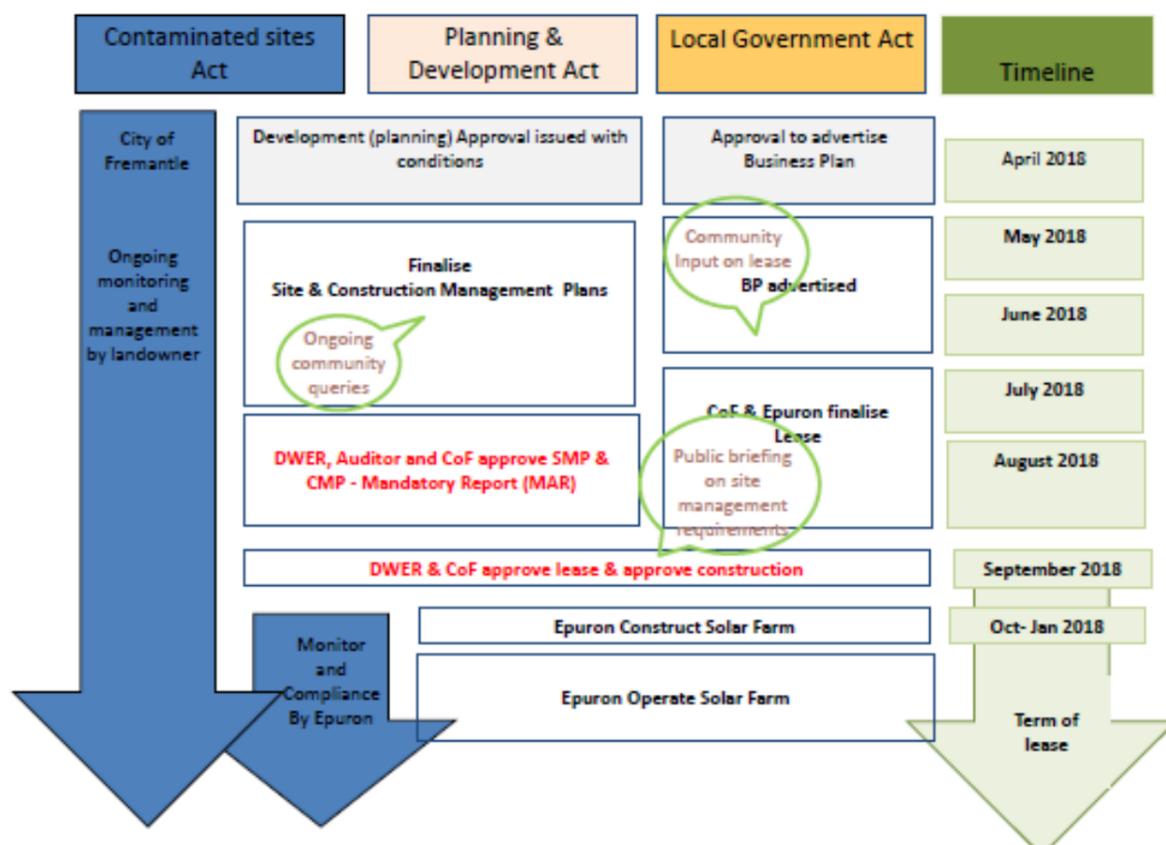
## SOUTH FREMANTLE SOLAR FARM FACT SHEET

November 2018

### South Fremantle landfill site – contaminated site background

- The former South Fremantle landfill site was operated as a waste disposal site between approximately 1930 and 1991.
- The City is well aware of the contaminated nature of the site and the type of contaminants present. This information available publically on the Department of Environment Regulation (DWER) contaminated site register. A copy of DWER Basic Site report is available on the MySayFreo website.
- It is currently classified as '*contamination – remediation required*' by the Department of Environment Regulation (DWER).
- The definition of "remediation" in the Contaminated Sites Act 2003 is broad, and includes measures to manage contamination such as restricting access or use of the site, as well as active "clean-up" measures such as treating, removing or engineered means of containing contamination.
- The Department of Water and Environmental Regulation (DWER) does not expect the City of Fremantle to carry out active clean-up (for example, excavating and removing waste from the landfill).
- Excavating the Site could be hazardous to health and the City has no intention of excavating the site. Rather - use of the site is restricted to its current use, with most areas fenced to restrict access. Further assessment and management is required for any change of use or access.
- Solid capping is not appropriate for this site as it may cause a build-up of landfill gases which would otherwise dissipate naturally over time with porous capping such as sand.
- In accordance with the Contaminated Sites Act (2003) (the Act) DWER requires the landowner (the City) to create a site management plan to outline long term management measures, including measures for managing asbestos and landfill gas.
- The current site management plan is known as the 2013 Interim Site Management (ISM) Plan. This prioritised monitoring of land fill gas. A copy of this report is available on the MySayFreo website.
- The latest risk assessment, documented in the Mandatory Auditors Report (MAR August 2017) concluded that landfill gas was unlikely to pose a risk to off-site receptors while the site is in its current, undeveloped, land use. A copy of this report is available on the MySayFreo website.
- Further groundwater monitoring is required and the City is currently assessing proposals for progressing this.
- Compliance with the ISM and 2017 MAR will be required by the City *regardless* of if the Solar Farm progresses or not. The City does not hand over responsibility. Site management requirements for the Solar farm will be *in addition* to these requirements

### South Fremantle Solar Farm – Where to from here



## Proposal for a solar farm

- The City of Fremantle has been investigating environmental, land use and management options for the site since 1985.
- In consultation with the community, two land use plans were prepared as part of a feasibility study in 2003-2004, but neither plan was financially viable.
- Due to the level of contamination on the site and the expected cost of remediation it is unlikely any development of the site will be viable for the short to medium term. The Department of Water and Environmental Regulation (DWER) does not expect the City of Fremantle to carry out active clean-up such as excavating.
- As the City is required to restrict access to the site it is unsuitable for use as public open space.
- In 2013 the Council resolved to investigate the possibility of developing a solar farm on the site and to call for expressions of interest from parties willing to explore the idea and potentially develop of such a facility.
- The rationale for developing a solar farm on the site was based on the premise that the panel structures could effectively sit on top of existing material and therefore cause minimum disturbance to the site.
- The objectives of the South Fremantle Solar Farm projects are to:
  - Represent a highly visible statement of the City's support for renewable energy as a means of reducing carbon emissions.
  - Make productive use of a site that is currently unviable for more conventional urban development.
- As the result of the 2014 Expression of Interest process, and following the withdrawal of first preferred proponent First Solar, in 2015 the City engaged Epuron Projects in an exclusive working agreement to explore the solar farm idea.
- As per DWER requirements, further assessment and management is required before any change of land use can be approved.



## Planning and environmental approvals

- In January 2018 Epuron submitted to the City a Development Application (DA), seeking approval to develop a solar farm on the site.
- The application was widely advertised for a period of 42 days and included the following actions:
  - Three sign notices being placed on the perimeter of the development site, including plans.
  - Letter to owners and occupiers (both within the City of Fremantle and the City of Cockburn) adjoining and adjacent to the site.
  - Advertising of the application occurred on the City's website and My Say Freo, on social media and through media release (<https://www.fremantle.wa.gov.au/solarfarm>).
  - Two newspaper notices were published (23 February and 3 March 2018).
  - The Community reference group were informed of the proposal.
  - A community information session was held on 1 March.
- Planning approval for the solar farm was granted by the City in April.
- Planning approval *does not* give Epuron the ability to immediately go ahead with development. There are a number of conditions which must be satisfied prior to development commencing. A copy of the conditions is available on the MySayFreo website
- Conditions set by the City and the DWER require preparation of a Site Management Plan (SMP) and Construction management plan (CMP) which must be reviewed and approved by a qualified (independent) Contaminated Sites Auditor.
- The City will not clear any of the conditions unless it has advice from the DWER and the independent accredited Contaminated Sites Auditor that the proposed details of works are satisfactory. This approval will be documented in a Mandatory Auditor's Report (MAR).
- Epuron engaged GHD, a consultancy with long involvement in the landfill's management, to prepare the draft SMP. The purpose of the SMP is to inform the design of the solar farm in such a way as to avoid, mitigate and manage negative impacts and risks on surrounding residents. Risks assessed include risks associated with existing contamination as well as risks associated with the construction and operation of the solar farm. The draft SMP was included in the recent application for planning approval. The draft SMP can be downloaded from the My Say Freo website.
- Under the draft SMP, no disturbance of the site will occur unless it is deemed safe. No excavation is intended. Where minor disturbance of the site is contemplated (such as flattening parts of the bund), the draft SMP requires these areas to be visually assessed and samples taken for chemical analysis. The Sampling and Analysis Quality Plan can be found in Section 5.0 of the SMP.
- With respect to dust management, the draft SMP requires dust to be monitored and acceptable levels to be determined in conjunction with expert input. If levels are found to exceed what is acceptable, suppression measures will be implemented. The final SMP will be required to set out how this will actually be monitored and managed.
- The City and Epuron did not consider the project warranted referral to the EPA because:
  - it is already controlled and managed under the Contaminated Sites Act;
  - the Solar Farm proposal will cause minimal disturbance to the site.